

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 12-A-25-SU **Related File Number:**
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: CHARLES PILGRIM

PROPERTY INFORMATION

General Location: East side of Merchant Dr, north of Pleasant Ridge Rd
Other Parcel Info.:
Tax ID Number: 80 J B 01801 **Jurisdiction:** City
Size of Tract: 5.14 acres
Accessibility: Access is via Merchant Drive, a minor arterial with a pavement width which varies between 25 ft and 30 ft within a right-of-way which varies between 60 ft and 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Reception Facility **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: This area is comprised of single family and multi family residential neighborhoods developed on small lots and suburban street networks. The intersection of Merchant Drive and Pleasant Ridge Road is a small commercial node with retail and office uses. Northwest Middle School and Victor Ashe park are located south of the subject site.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2812 MERCHANT DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A-1 (Agricultural) to O-3 (Office Park) in 1982 (12-D-82-RZ), then rezoned from OP (Office Park) to AG (Agricultural) (12-I-23-RZ) in 2023.

PLAN INFORMATION (where applicable)

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed facility is not expected to significantly injure the value of any adjacent properties. The development is required to comply with Article 10.2 (Exterior Lighting) and Article 10.5 (Environmental Performance Standards), which regulate light, noise, odor, dust, air pollution, and odor impacts.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Traffic will be along Merchant Drive and Pleasant Ridge Road, which are both minor arterial streets. Norwood Elementary School is a little over a half-mile away to the northeast on Merchant Drive, but no significant conflicts are expected with school drop-off and pick-up times since wedding events usually occur on weekends.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Approve the request for a reception facility as depicted on the site plan, subject to 3 conditions.

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:** 12/11/2025

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: